



Order Filed on December 11, 2018
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

CGG 18-021886
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ATTORNEYS FOR BANK OF AMERICA, N.A.

IN RE:

CAMILLE D VAUGHN, DEBTOR

CASE NO.: 18-14776-MBK

HEARING DATE: DECEMBER 11, 2018

JUDGE: HONORABLE MICHAEL B.
KAPLAN

CONSENT ORDER RESOLVING OBJECTION TO CONFIRMATION OF CHAPTER 13 PLAN

The relief set forth on the following pages, numbered two (2) through two (2) is hereby ORDERED.

DATED: December 11, 2018


Honorable Michael B. Kaplan
United States Bankruptcy Judge

This matter being opened to the Court by Robert C. Nisenson, attorney for the Debtor upon filing of a Chapter 13 Plan, and Bank of Amercia, N.A., hereinafter "Secured Creditor," by and through its Authorized Agent, SHAPIRO & DENARDO, LLC, upon the filing of an Objection to Confirmation of Plan, and the parties having subsequently resolving their differences with regard to the Debtor's Chapter 13 Plan; and the Court noting the consent of the parties to the form, substance and entry of the within Order; and the Court considered the parties' application for entry of this Consent Order; and for other good cause shown,

1. Debtor will sell property located at 4217 Birchwood Court, North Brunswick, New Jersey 08902 and complete the sale within twelve (12) month from confirmation of the Chapter 13 Plan.
2. Debtor also agrees to maintain all contractually due mortgage payments, which currently amount to \$2,110.87 per month to Secured Creditor, until the property is sold.
3. The sale of the property shall provide for a full payment of Secured Creditor's lien securing the subject property. Secured Creditor agrees to provide an updated payoff letter prior to any scheduled closing date.
4. If the Debtor fails to complete a sale of the property within twelve (12) months of confirmation of the Chapter 13 Plan, Debtor must 1) file a Modified Chapter 13 Plan to fully cure all pre-petition and post-petition arrears, 2) surrender the subject property, or 3) convert to a Chapter 7 Case.
5. If the Debtor fails to make any payments detailed in this Consent Order within thirty (30) days of the date the payments are due or otherwise fails to comply with any material provision of this Order, then the Secured Creditor may obtain an Order Vacating the Automatic Stay as to the Collateral by submitting a Certification of Default to the Bankruptcy Court, specifying the Debtor's failure to comply with this Consent Order, with a copy of any application, supporting certification, and proposed Order to be served on the Chapter 13 Standing Trustee, Debtor's Counsel and the Debtor as required by the local bankruptcy rules.

We hereby consent to the form, content,
and entry of the within Order.

Shapiro & DeNardo, LLC



Charles G. Wohlrab, Esquire
Attorney for the Secured Creditor

Date: 12-4-18



Robert C. Nisenson, Esquire
Attorney for the Debtor

Date: 11/21/18

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
District of New Jersey

In re:
Camille D Vaughn
Debtor

Case No. 18-14776-MBK
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Dec 12, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 14, 2018.

db +Camille D Vaughn, 4217 Birchwood Court, North Brunswick, NJ 08902-3916

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 14, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 12, 2018 at the address(es) listed below:

Albert Russo docs@russotrustee.com
Charles G. Wohlrab on behalf of Creditor BANK OF AMERICA, N.A. cwohrlab@logs.com,
njbankruptcynotifications@logs.com
Denise E. Carlon on behalf of Creditor Toyota Motor Credit Corp dcarlon@kmlawgroup.com,
bkgroup@kmlawgroup.com
Katherine Knowlton Lopez on behalf of Creditor BANK OF AMERICA, N.A. klopez@logs.com
Kevin Gordon McDonald on behalf of Creditor Toyota Motor Credit Corp
kmcDonald@kmlawgroup.com, bkgroup@kmlawgroup.com
Marlena S. Diaz-Cobo on behalf of Creditor Hearthwood at North Brunswick Condominium
Association, Inc. collections@theassociationlawyers.com
Robert C. Nisenson on behalf of Debtor Camille D Vaughn rnisenson@aol.com,
nisensonlaw@aol.com;g2729@notify.cincompass.com;nisensonrr70983@notify.bestcase.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 8